



Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2020-14

LEGISTAR: #20200169

LANDOWNERS: William C. Hagemann
120 South Park Square #206
Marietta, GA 30060

APPLICANT: Same as above

AGENT: Adam J. Rozen, Esq.
Rozen & Rozen
Adam J. Rozen, P.C.
248 Roswell Street
Marietta, GA 30060

PROPERTY ADDRESS: 84, 88, 100, & 150 Fairlane Drive

PARCEL DESCRIPTION: 17th District, Land Lots 214 & 215, Parcels 1180, 1120, 1140, and 1150

AREA: ±5.3 acres **COUNCIL WARD:** 3A

EXISTING ZONING: R-2 (Single Family Residential – 2 units/acre)

REQUEST: PRD-SF (Planned Residential Development - Single Family)

FUTURE LAND USE: CAC (Community Activity Center)

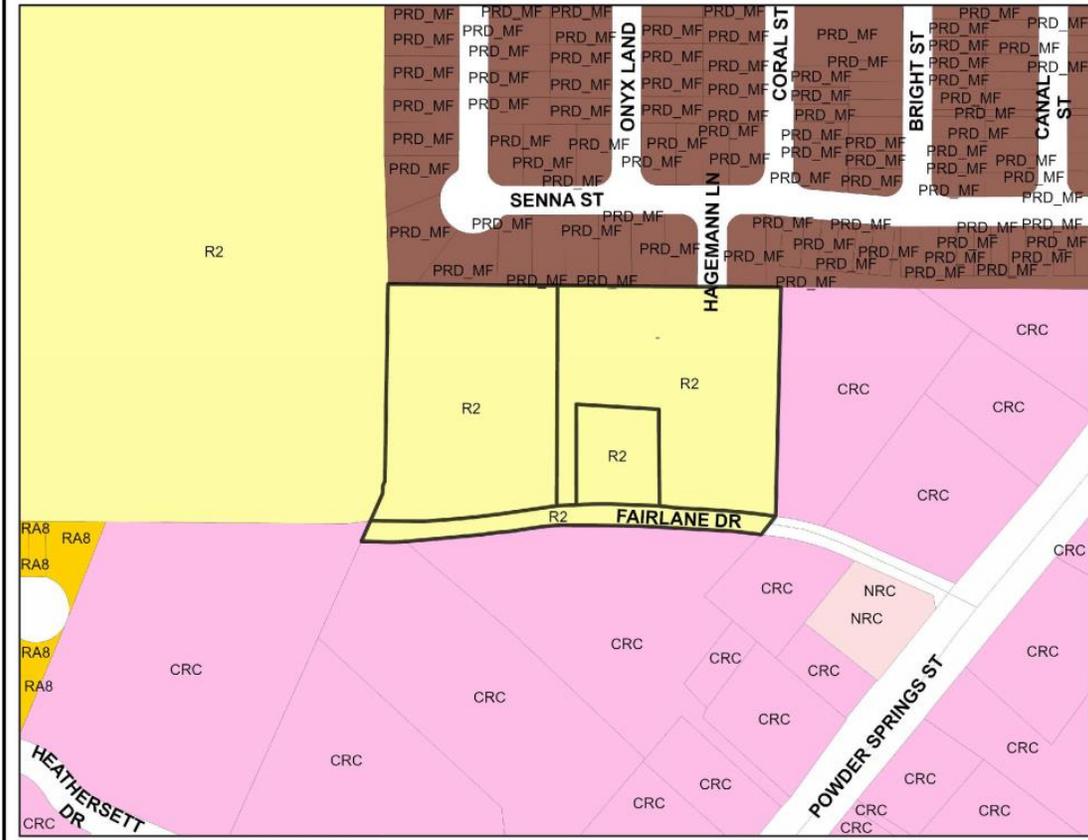
REASON FOR REQUEST: Proposed construction of 36 detached homes

PLANNING COMMISSION HEARING: Tuesday, May 5th, 2020 – 6:00 pm

CITY COUNCIL HEARING: Wednesday, May 13th, 2020 – 7:00 pm

MAP

City of Marietta Area Zoning Map

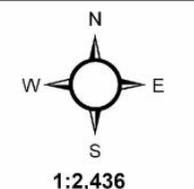


Zoning		District	Land Lot	Parcel	Current Zoning	Proposed Zoning
SINGLE FAMILY RESIDENTIAL	COMMERCIAL					
R-1 One Unit/Acre	NRC Neighborhood Retail	17	215	1180	R-2	PRD-SF
R-2 Two Unit/Acre	CRC Community Retail	17	215	1120	R-2	
R-3 Three Unit/Acre	RI Regional Retail	17	215	1140	R-2	
R-4 Four Unit/Acre	CBD Central Business District	17	215	1150	R-2	
ATTACHED FAMILY RESIDENTIAL	PCD Planned Commercial Dev.	17	215	1150	R-2	
RA-4 Four Unit/Acre	MXD Mixed-Use Dev.	17	215	1150	R-2	
RA-6 Six Unit/Acre	OIT Office Institutional Trans.	17	215	1150	R-2	
RA-8 Eight Unit/Acre	LRO Low-Rise Office	17	215	1150	R-2	
PRD(SF) Planned Residential Dev.	OI Office Institutional	17	215	1150	R-2	
MHP Mobile Home Park	OS Office Services	17	214	0780	R-2	
MULTI FAMILY RESIDENTIAL	OHR Office High-Rise				CRC	
RM-8 Eight Unit/Acre	INDUSTRIAL					
RM-10 Ten Unit/Acre	LI Light Industrial					
RM-12 Twelve Unit/Acre	HI Heavy Industrial					
RHR Residential High Rise	PID Planned Industrial Dev.					
PRD(MF) Planned Residential Dev.						

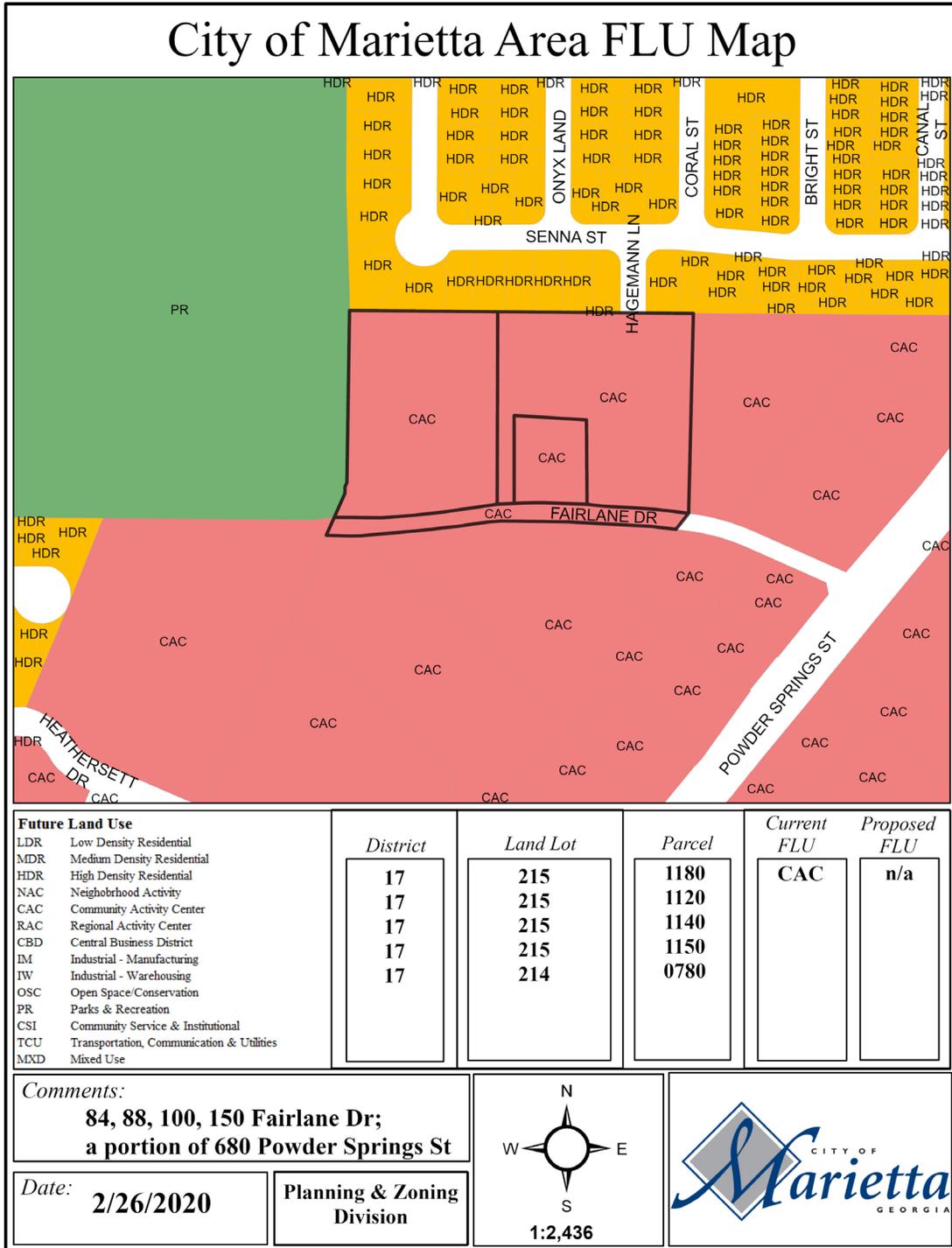
Comments:
 84, 88, 100, 150 Fairlane Dr;
 a portion of 680 Powder Springs St

Date: 2/26/2020

Planning & Zoning Division




FLU MAP



PICTURES OF PROPERTY



Fairlane Drive



88 Fairlane Drive



100 Fairlane Drive



150 Fairlane Drive

STAFF ANALYSIS

Location Compatibility

William C. Hagemann is requesting the rezoning of approximately 5.3 acres located on Fairlane Drive to construct thirty-six (36) detached homes. The project site consists of 84, 88, 100, & 150 Fairlane Drive and is currently zoned R-2 (Single Family Residential). The City golf course is located directly to the west and a shopping center, zoned CRC and fronting Powder Springs Street, is located to the south across Fairlane Drive. Auto repair facilities, also zoned CRC, are located immediately to the west. Promenade at the Square, a single-family community with attached and detached units, is located immediately to the north and is currently under construction. The project site currently contains three (3) single-family residential homes.

Use Potential and Impacts

The proposed development would consist of thirty-six (36) detached houses along a new public roadway connecting with Fairlane Drive and Hagemann Drive, both of which are public streets. The density of the proposed development would be 6.8 units/acre, which would be more dense than most single family detached residential subdivisions, but would be consistent with other developments that have recently been completed or are under construction nearby, as shown below.

Development	Homes	Acreage	Density
Hedges Park	78	9.05	8.62
Marietta Township	40	13.24	3.02
Marvelle	99	17.253	5.74
Marietta Walk	84	10.6	7.92
Promenade at the Square	138	16.94	8.15

This property is located near the Powder Springs Street Corridor and not far from the Marietta Square. Higher density residential uses are typically encouraged near the central business district, so residents are closer to employment centers, community activities, events, retail, and restaurants. Aside from the golf course, the surrounding properties are comparable in their intensity of use and should not be adversely impacted by a development of this size.

Construction under PRD-SF zoning has minimum standards for tract size, lot size, open space, lot width, and floor area. While fee simple townhomes are subject to additional requirements for active and passive recreation, guest parking spaces, and a 5% rental restriction; those requirements do not apply to developments containing only detached homes. The 0.3 acres allocated for the “neighborhood park” is not adequate for the size of the development, which is required to have 25% open space, or 1.33 acres. Based on the submitted information, the following variances would be necessary:



- Variance to reduce the minimum lot size from 4,000 to 3,500 sq. ft. [§708.09 (H)]
- Variance to reduce the required open space from 25% to 5.7% [§708.09 (H)]

According to the City’s Comprehensive Plan, the future land use of these parcels is CAC (Community Activity Center), which is intended for developments serving the retail and service needs of several neighborhoods and communities and should be located along arterial or collector roadways. It is likely that these properties were assigned a future land use of CAC with the assumption that they would be included in a larger, commercial or mixed-use development fronting Powder Springs Street. Although this rezoning request is not supported by the City Comprehensive Plan, the proposed use of the property is consistent with other nearby properties.

Environmental Impacts

There is no indication of any streams, floodplain, wetlands, or endangered species on the property.

Economic Functionality

Records indicate the subject property has always been used residentially. The Cobb County Tax Assessor’s Office states that the three homes were constructed in 1955, 1963, and 1984. The properties are underutilized compared to the surrounding land uses and two of the homes have been renter occupied. Commercial zoning would not likely be viable because of the limited visibility and access from Powder Springs Street. Although functional as zoned, the property could accommodate more dense residential uses.

Infrastructure

The site will have two vehicular access points – one from Fairlane Drive and one from Hagemann Drive, through the Promenade at the Square development – both of which are public streets. Fairlane Drive currently has full, but unsignalized, access to Powder Springs Street. However, a median on Powder Springs Street will be installed as part of the streetscape improvements and will restrict future access to/from Fairlane Drive. A traffic study will also be required.

The new roads are shown to have a 44-foot wide right of way and do not meet the minimum required fifty (50) foot width. However, the roads are designed to match those approved for Promenade at the Square, which was granted a variance as part of the detailed plan (#20160864) to reduce the right of way from 50 feet to 44 feet; the roadways are still twenty four feet wide from back of curb. As a result, the following variance would be necessary:

- Variance to reduce the right of way width from fifty (50) feet to forty-four (44) feet.
[§730.01 TABLE I]

The plan contains a note that all driveways will be a “minimum 20 feet from back of sidewalk or 20 feet [from] back of curb where there is no sidewalk.” A five (5) foot sidewalk is shown on one side of each street.

The cul-de-sac shown at the southwestern corner of the site does not meet the minimum right of way width of one hundred (100) feet and contains guest parking spaces but may meet the minimum travelway of eighty (80) feet. The travelway should exclude any curb and gutter. The centerline radius at the entrance from Fairlane Drive (Lots 8 and 9) does not appear to meet the one hundred foot minimum and may require reconfiguration or a variance. More information can be provided at the detailed plan stage. The Marietta Fire Department may have additional requirements for the cul-de-sac and turning radii.

This development can be expected to add approximately fifteen (15) children into the City School System. The servicing elementary school, Hickory Hills, is under capacity and could withstand the influx of students. The middle school and high school are both over capacity.

Otherwise, there should be no issue with providing water, sewer, and electricity to the development.

Overhead Electrical/Utilities

There are currently overhead utility lines on the north side of Fairlane Drive. Should this rezoning be approved, all utilities to the new development will be required to be underground.

History of Property

There is no history of an variances, Special Land Use Permits, or rezonings granted for these properties.

Historical Impacts

There is no known historic significance associated with these properties.



Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

Other Issues

The PRD-SF zoning district is intended to bring cohesiveness and resourcefulness when it comes to land planning techniques for the city and allows both detached and attached residential units. PRD-SF is a site-specific zoning, which requires City Council approval of a detailed plan prior to beginning construction. Detailed plans, which include a site plan, tree plan, and building elevations, must be submitted to Council by way of the Judicial Legislative Committee. The plan approved with the rezoning shall become the General Plan.



ANALYSIS & CONCLUSION

The applicant is requesting the rezoning of 5.3 acres located on Fairlane Drive to construct thirty-six (36) detached homes. The project site consists of 84, 88, 100, & 150 Fairlane Drive and is currently zoned R-2. Surrounding properties include the City golf course, a shopping center, auto repair facilities, and Promenade at the Square, a single family attached and detached community. The project site currently contains three (3) single family residential homes.

The proposed development would consist of thirty-six (36) detached houses along a new public roadway connecting with Fairlane Drive and Hagemann Drive, both of which are public streets. The density of the proposed development would be 6.8 units/acre, which would be more dense than most single family detached residential subdivisions but would be consistent with other developments that have recently been completed or are under construction nearby. Aside from the golf course, the surrounding properties are comparable in their intensity of use and should not be adversely impacted by a development of this size.

Based on the submitted plan, staff has identified the need for the following variances should the rezoning be approved:

1. Variance to reduce the minimum lot size from 4,000 to 3,500 sq. ft. [*§708.09 (H)*]
2. Variance to reduce the required open space from 25% to 5.7% [*§708.09 (H)*]
3. Variance to reduce the right of way width from fifty (50) feet to forty-four (44) feet. [*§730.01 TABLE I.*]

According to the City’s Comprehensive Plan, the future land use of these parcels is CAC (Community Activity Center), which is intended for developments serving the retail and service needs of several neighborhoods and communities and should be located along arterial or collector roadways. It is likely that these properties were assigned a future land use of CAC with the assumption that they would be included in a larger, commercial or mixed-use development fronting Powder Springs Street. Although this rezoning request is not supported by the City Comprehensive Plan, the proposed use of the property is consistent with other nearby properties.

Prepared by: Shelby Pitts

Approved by: Rusty Roth



DATA APPENDIX

CITY OF MARIETTA - WATER

Is a water line adjacent to the property?	Yes
If not, how far is the closest water line?	N/A
Size of the water line?	2" in Fairlane Dr
Capacity of the water line?	A fire flow test may be required
Approximate water usage by proposed use?	Not provided

CITY OF MARIETTA - WASTEWATER

Is a sewer line adjacent to the property?	No
If not, how far is the closest sewer line?	Approximately 300'
Size of the sewer line?	8" at the intersection of Powder Springs and Fairlane
Capacity of the sewer line?	A.D.F Peak
Estimated waste generated by proposed development?	Not provided
Treatment Plant Name?	Cobb County
Treatment Plant Capacity?	Cobb County
Future Plant Availability?	Cobb County

DATA APPENDIX CONTINUED

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property:	No
What percentage of the property is in the flood plain?	N/A
What is the drainage basin for the property?	Olley Creek
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	No
If so, is the use compatible with the possible presence of wetlands?	No
Do stream bank buffers exist on the parcel?	No
Are there other topographical concerns on the parcel?	No
Are there storm water issues related to the application?	No
Potential presence of endangered species in the area?	No
<ul style="list-style-type: none"> • Full site development plans required • A median is proposed for Powder Springs, which will make the Powder Springs entrance right in right out only • A traffic study is required 	

TRANSPORTATION

What is the road affected by the proposed change?	Fairlane Dr & Powder Springs St
What is the classification of the road?	Local & Arterial
What is the traffic count for the road?	41000
Estimated # of trips generated by the proposed development?	Daily unknown
	AM
	PM
Estimated # of pass-by cars entering proposed development?	unknown
Do sidewalks exist in the area?	On Powder Springs St
Transportation improvements in the area?	Yes
If yes, what are they?	Powder Springs St Streetscape

Additional Comments:

- Need a traffic study in the area



- Will be constructing median on Powder Springs that will prevent left turning traffic from Fairlane Dr
- If cars are allowed to navigate through adjacent neighborhood to Gramling St an analysis of line of sight must be performed based on the increased volume of through traffic.

EMERGENCY SERVICES

Nearest city or county fire station from the development?	54 Chestnut Hill
Distance of the nearest station?	0.5 Miles
Most likely station for 1 st response?	54
Service burdens at the nearest city fire station (under, at, or above capacity)?	under

Comments:

- Fire Apparatus Access Roads shall provide a 35-foot turning radius relative to the curb. [IFC 503.2.4, Marietta City Code 710.06]
- Units will be subject to fire sprinkler ordinance. Marietta City Code 2-6-140.

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes x No

If not, can this site be served? Yes No

What special conditions would be involved in serving this site?

Additional comments:



DATA APPENDIX CONTINUED

MARIETTA CITY SCHOOLS

Marietta City Schools Impact Assessment:

Elementary School System Servicing Development:	Hickory Hills Elementary
Middle School Servicing Development:	Marietta Middle School
High School Servicing Development:	Marietta High School
Capacity at Elementary School:	425
Capacity at Middle School:	1,350
Capacity at Marietta Sixth Grade Academy:	775
Capacity at High School:	2,150
Current enrollment of Elementary School:	353
Current enrollment of Middle School:	1,388
Current enrollment of High School:	2,419
Number of students generated by present development:	0
Number of students projected from the proposed development:	15
New schools pending to serve this area:	0
<u>Comments:</u>	



Department of Development Services
 205 Lawrence Street
 Marietta, Georgia 30060
 Phone (770) 794-5440

APPLICATION FOR REZONING

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS)
 (NOTE: CORRESPONDENCE IS HANDLED VIA EMAIL UNLESS OTHERWISE REQUESTED)

For Office Use Only:

Application #: 22020-14 Legistar #: 20200169 PZ #: 20-66
 Planning Commission Hearing: 4-1-20 City Council Hearing: 4-6-20

Owner's Name William C. Hagemann

EMAIL Address: See Representative

Mailing Address 120 South Park Sq. #206 Zip Code: 30060 Telephone Number (770) 655-0064

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant: See Adam J. Rozen, Attorney for Applicant

EMAIL Address: _____

Mailing Address _____ Zip Code: _____

Telephone Number _____ Email Address: _____

Address of property to be rezoned: 84, 88, 100 & 150 Fairlane Dr.; ~~680 Powder Springs St.~~

Land Lot (s) 214 & 215 District 17th Parcel ^{see} Exhibit A Acreage 5.25 Ward 3A Future Land Use: CAC

Present Zoning Classification: R-2 Proposed Zoning Classification: PRD-SF

REQUIRED INFORMATION

Applicant must submit the following information by 4:00 p.m. on or before the application deadline. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning Commission.

1. **The original application must be submitted with ALL ORIGINAL SIGNATURES - Copies of the application or signature(s) will NOT be accepted.** ALL rezoning submittals must include proposed plans, supplementary material, etc. in Adobe Acrobat on computer disk.
2. Legal Description. Legal description must be in a WORD DOCUMENT.
3. Application fee (\$500)
4. Copy of the deed that reflects the current owner(s) of the property.
5. Copy of current tax bill showing payment or a certification from the City of Marietta Tax Office stating that taxes have been paid.
6. Site plan, plat or survey prepared by an architect, engineer (P.E. or Civil Engineer), Landscape Architect or Land Surveyor whose state registration is current and valid, and whose seal shall be affixed to the site plan/plat/survey.

Copies Required: One (1) - (8 1/2" x 11") -or- (11" x 17") drawn to scale. Optional Additional Plat size: (24"x 36").

If providing (24"x 36") then 5 copies REQUIRED.

The following information must be included:

- Specific use or uses proposed for the site
- Acreage, bearing and distances, other dimensions, and location of the tract(s)
- Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area
- Detention/retention areas, and utility easements
- Public or private street(s) - right of way and roadway widths, approximate grades
- Location and size of parking area with proposed ingress and egress
- Specific types and dimensions of protective measures, such as buffers
- Landscaping
- Wetlands, stream buffers, and 100 year floodplain

7. A detailed written description of the proposed development/project must be submitted with the application.

CAMPAIGN CONTRIBUTIONS

The Owner and Applicant herein certify that he/she has has not made campaign contributions or gifts aggregating \$250.00 or more to the Mayor, any member of Council or any member of the Planning Commission within the two (2) years preceding the filing of the this application.

William C. Hagemann
Signature of Owner

William C. Hagemann

Print Name

William C. Hagemann
Signature of Applicant

William C. Hagemann

Print Name

FINANCIAL INTEREST

The Applicant herein certifies that he/she has has not a financial interest in the property which is ten percent (10%) or more.

William C. Hagemann

Print Name

William C. Hagemann
Signature of Applicant

Signature of Applicant

OWNER/APPLICANT CERTIFICATION

- The Owner or Applicant certifies that all information in this application, and all information furnished in support of this application, is true and complete to the best of the Applicant's knowledge and belief. Should any portion not be true, then the application may be rejected.
- Penalty for false or fraudulent statement: Whoever, in any matter, knowingly and willingly falsifies or makes any false, fictitious or fraudulent statement of representatives concerning this application shall be denied the request stated in this application.
- The Owner or Applicant hereby gives permission to enter on the property for inspection during the time application is pending.

William C. Hagemann
Signature

William C. Hagemann
Please Print

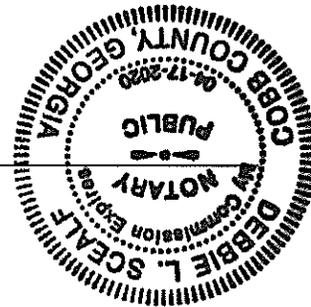
120 South Park Sq. Suite 206, Marietta, GA 30060
Address

02/13/2020
Date

Signed, sealed and delivered in the presence of:

Debbie L. Scalf

My Commission Expires:



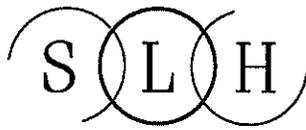
Note: Owner, Applicant or Representative must be present at meeting in order for case to be heard.

Exhibit A

Address & Parcel Numbers

84 Fairlane Drive	17021501180	ROW parcel
88 Fairlane Drive	17021501120	Eastern house
100 Fairlane Drive	17021501140	middle house
150 Fairlane Drive	17021501150	Western house
680 Powder Springs, Ste.300	17021400780	Shopping center

BLANK PAGE



GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
ADAM J. ROZEN

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

February 18, 2020

VIA HAND-DELIVERY

Ms. Shelby Little, AICP
Planning & Zoning Manager
City of Marietta, Department of Development Services
205 Lawrence Street
Marietta, GA 30060

Re: Application for Rezoning of William C. Hagemann a 5.25± Acre Tract from R-2 to PRD-SF located in Land Lot 214 & 215 of the 17th District, 2nd Section, (84, 88, 100 & 150 Fairlane Drive & 680 Powder Springs Street; Suite 300) City of Marietta, Cobb County, Georgia.

Dear Shelby:

I represent William C. Hagemann (“Applicant”) concerning the above-captioned Application for Rezoning. The Application is being filed concurrently with this letter which will constitute the Applicant’s Summary of Intent and also will serve as a written description of the proposed development. The Application will be heard and considered by the City of Marietta Planning Commission on April 1, 2020. Thereafter, the application will be heard and considered for final action by the Mayor and City Council on April 6, 2020.

The property at issue (“subject property”) consists of an approximate 5.25± acre assemblage of land which is located on the northerly side of Fairlane Drive just removed from the northwesterly side of Powder Springs Street. The subject property is contiguous to the Promenade at the Square development on W. Gramling Street (“Promenade”) and in close proximity to Downtown Marietta and the Commercial Business District. The Promenade is currently finishing its build-out phase and contemplated the Applicant’s proposal with a planned and existing connection to the proposed development.

The subject property has contiguity to an area denominated for High Density Residential (“HDR”) and is located within an area on the City’s Future Land Use Map (“FLUM”) which is denominated for Community Activity Center (“CAC”). However, it’s positioning adjacent to HDR and MXD makes the subject property an excellent transition west as Downtown Marietta and its nearby redevelopment projects continue to pressure this corridor of Powder Springs Street into revitalization.

SAMS, LARKIN & HUFF

A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY:

Ms. Shelby Little, AICP
Planning & Zoning Manager
City of Marietta Department of Development Services
February 18, 2020
Page 2

The Applicant proposes the rezoning of the subject property from R-2 to PRD-SF for the purposes of a quality-built, single-family, attached residential subdivision consisting of a total number of sixty-three (63) townhomes with an overall density less than the Promenade. The square footage of the homes will range in size from 1,800 square feet and greater, shall have, at a minimum, an attached two-car garage and sufficient width and length of driveways in order to accommodate the parking of two (2) additional vehicles. The required parking ratio will be provided in addition to active and passive recreation features. Not only are these features consistent with its connecting development but are compliant with the PRD-SF zoning district regulations.

Architectural renderings/elevations depicting the architectural style and composition of the proposed Townhomes will be filed under separate cover after the Applicant's meetings and discussion with the City's Professional Staff and the community. The composition of the Townhomes shall include materials consisting of brick, stacked stone, Hardiplank shake and Hardiplank siding or a combination thereof in substantial conformity to said renderings/elevations. Also, under separate cover and prior to staff's formulation of its Zoning Analysis and Staff Recommendations, the Applicant will submit a letter of agreeable stipulations/conditions which will more fully explain the proposed development and a description of the timeframe and other issues regarding the proposed development.

In all respects, the Applicant's proposal is appropriate from a land use planning perspective; it is projected to be consistent with Staff's recommendation and analysis; and, will set a positive precedence for future development and redevelopment along Powder Springs Street. The Applicant's proposal will also continue to provide the desired residential rooftops to satisfy consumer demand and supply a commercial base for the redevelopment of existing commercial space at and near the intersections of Powder Springs Street with Garrison and Sandtown Roads.

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

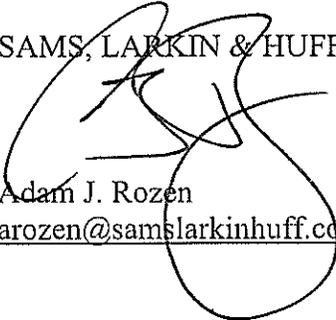
VIA HAND DELIVERY:

Ms. Shelby Little, AICP
Planning & Zoning Manager
City of Marietta Department of Development Services
February 18, 2020
Page 3

Please do not hesitate to contact me should you or your staff require further information or documentation prior to the formulation of your Analysis and/or prior to the application being heard and considered by the Planning Commission and Mayor and City Council in April 6, 2020.

Sincerely,

SAMS, LARKIN & HUFF, LLP



Adam J. Rozen
arozen@samslarkinhuff.com

AJR/lkj

cc: Mr. Rusty Roth, Development Services Director (via email)
Mr. Pete Bilson, RLA, Bilson & Associates (via email)
Mr. William C. Hagemann (via email)

BLANK PAGE

TO: Marietta Daily Journal

FROM: City of Marietta

RUN AD DATE: April 17, 2020

**CITY OF MARIETTA
PUBLIC NOTICE OF REZONINGS**

The City of Marietta hereby gives notice that a public hearing will be held on the following by the Planning Commission on **Tuesday, May 5th, 2020, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, May 13th, 2020, 7:00 p.m.**, City Hall, for a final decision to be made.

Z2020-14 [REZONING] WILLIAM C. HAGEMANN is requesting the rezoning of 5.25 acres located in Land Lots 214 & 215, District 17, Parcels 1180, 1120, 1140, 1150, and a portion of 0780 of the 2nd Section, Cobb County, Georgia, and being known as 84, 88, 100 & 150 Fairlane Drive and a portion of 680 Powder Springs Street from R-2 (Single Family Residential – 2 units/acre) and CRC (Community Retail Commercial) to PRD-SF (Planned Residential Development – Single Family). Ward 3A.

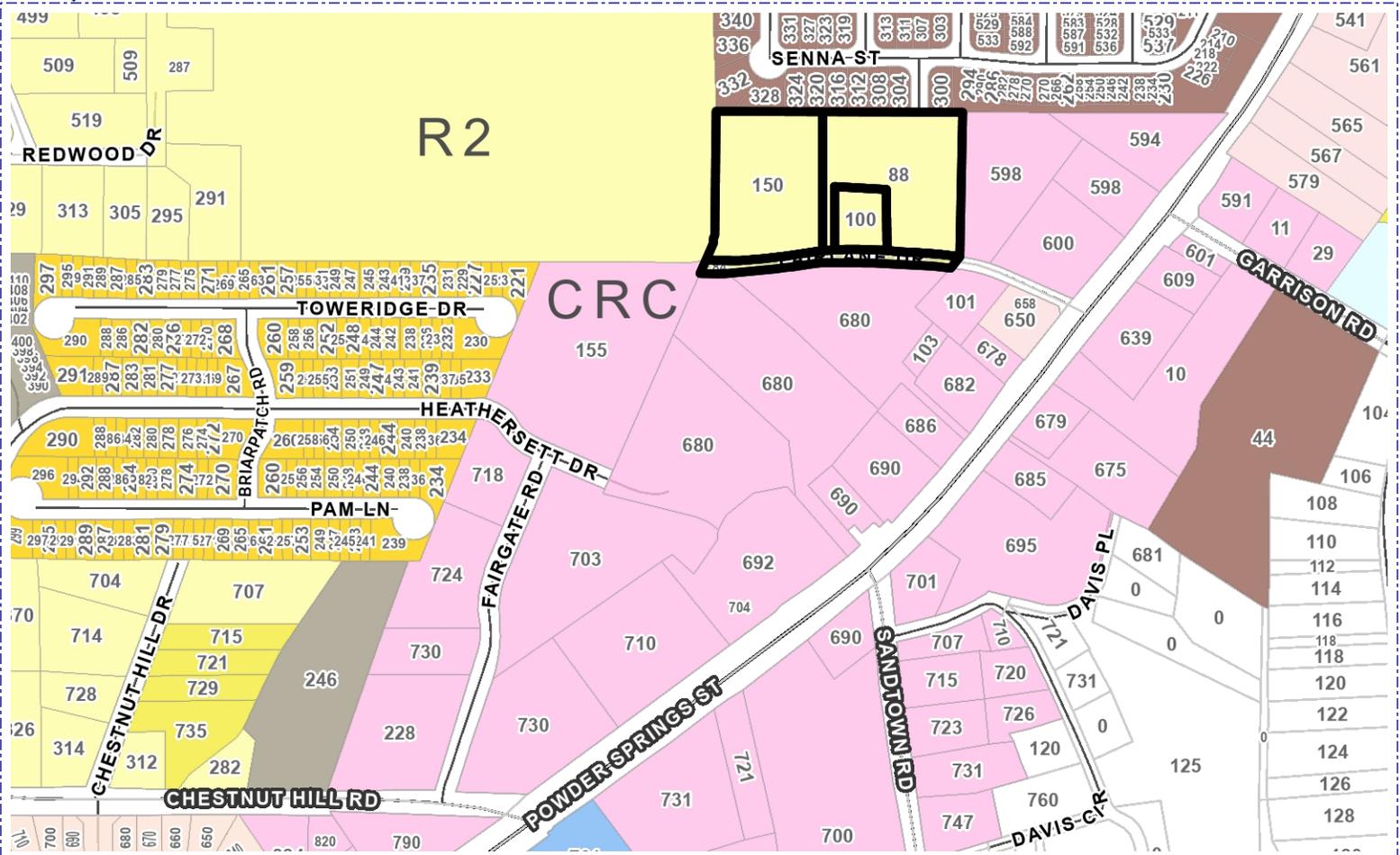
A description and plat of the property sought for the rezoning, special land use permit, and variances are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto. You may also review the property file at www.mariettaga.gov and enter the case # in the search box.

For additional information please call the Planning and Zoning Office (770) 794-5669.

Accessibility to Meetings: If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call ADA Coordinator at 770-794-5558 no later than 48 hours before the date of the above meeting.

City of Marietta
205 Lawrence Street
Marietta, Georgia 30060

Rezoning

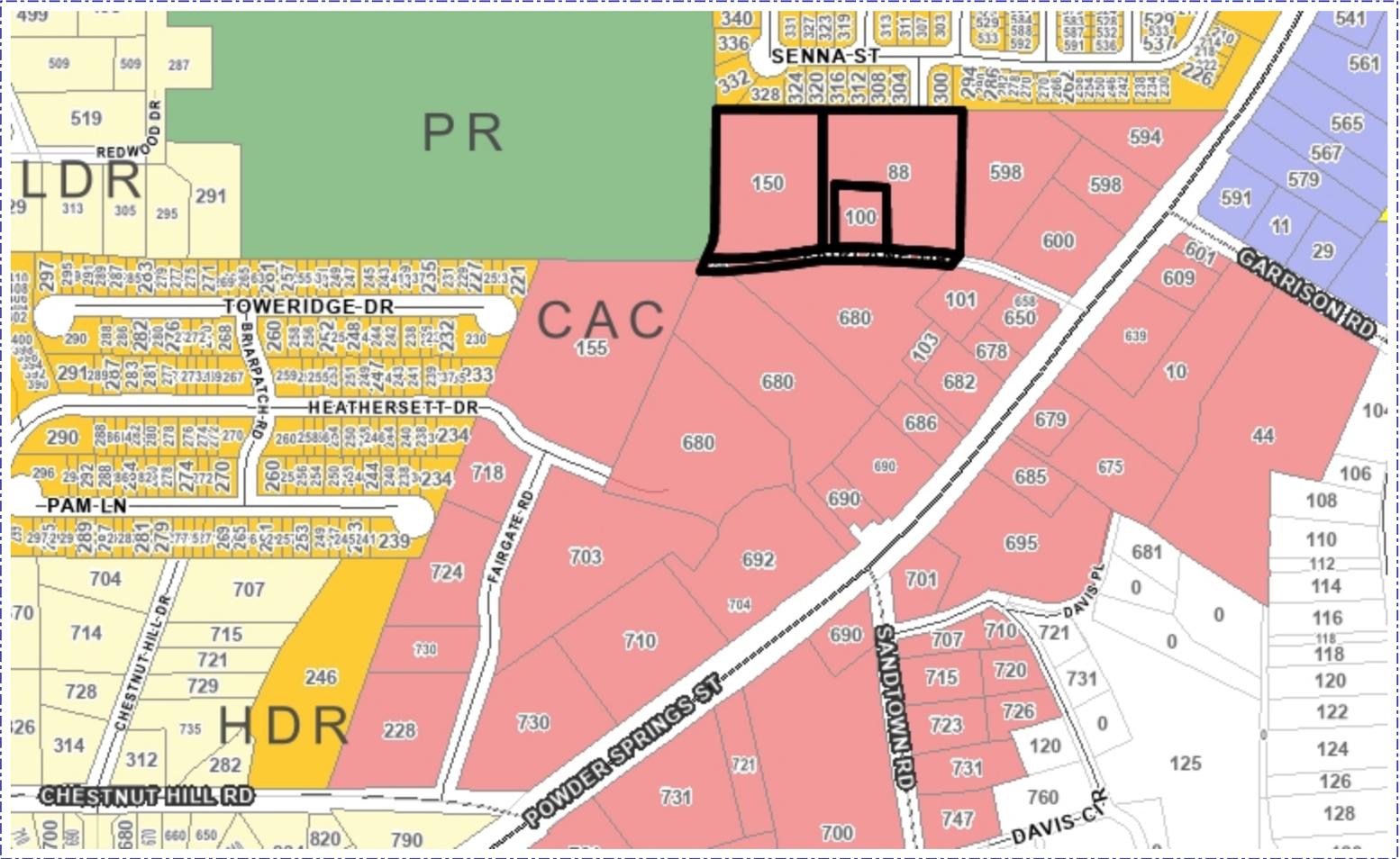


Address	Parcel Number	Acreage	Ward	Zoning	FLU
100 FAIRLANE DR	17021501140	0.423	3A	R2	CAC
84 FAIRLANE DR	17021501180	0.416	3A	R2	CAC
88 FAIRLANE DR	17021501120	2.13	3A	R2	CAC
150 FAIRLANE DR	17021501150	2.069	3A	R2	CAC

680 POWDER SPRINGS ST, PORTION OF	17021400780				
Property Owner:	William C. Hagemann				
Applicant:					
Proposed Zoning:	R2 to PRD-SF				
Agent:	Adam Rozen, Esq.				
Proposed Use:					
Planning Commission Date:	05/05/2020				
City Council Hearing Date:	05/13/2020	Case Number: Z2020-14			

Zoning Symbols

- Railroads
- City Limits
- Cobb County Pockets
- NA
- R1 - Single Family Residential (1 unit/acre)
- R2 - Single Family Residential (2 units/acre)
- R3 - Single Family Residential (3 units/acre)
- R4 - Single Family Residential (4 units/acre)
- RA4 - Single Family Residential - Attached
- RA6 - Single Family Residential - Attached
- RA8 - Single Family Residential - Attached
- MHP - Mobile Home Park
- PRD-SF - Planned Residential Dev. Single Family
- RM8 - Multi Family Residential (8 units/acre)
- RM10 - Multi Family Residential (10 units/acre)
- RM12 - Multi Family Residential (12 units/acre)
- RHR - Residential High Rise
- PRD-MF - Planned Residential Dev Multi Family
- NRC - Neighborhood Retail Commercial
- CRC - Community Retail Commercial
- RRC - Regional Retail Commercial
- PCD - Planned Commercial Development
- LI - Light Industrial
- HI - Heavy Industrial
- PID - Planned Industrial Development
- MXD - Mixed Use Development
- CBD - Central Business District
- OIT - Office Institutional Transitional
- LRO - Low Rise Office
- OI - Office Institutional
- OS - Office Services
- OHR - Office High Rise



Address	Parcel Number	Acreage	Ward	Zoning	FLU	
100 FAIRLANE DR	17021501140	0.423	3A	R2	CAC	
84 FAIRLANE DR	17021501180	0.416	3A	R2	CAC	
88 FAIRLANE DR	17021501120	2.13	3A	R2	CAC	
150 FAIRLANE DR	17021501150	2.069	3A	R2	CAC	
680 POWDER SPRINGS ST, PORTION OF					17021400780	Future Land Use Symbols
Planning Commission						
Hearing Date:	05/05/2020					
City Council Hearing Date:	05/13/2020					
Future Land Use:	CAC					
Case Number: Z2020-14						
Comments:						
City of Marietta Planning & Zoning						



Address	Parcel Number	Acreage	Ward	Zoning	FLU
100 FAIRLANE DR	17021501140	0.423	3A	R2	CAC
84 FAIRLANE DR	17021501180	0.416	3A	R2	CAC
88 FAIRLANE DR	17021501120	2.13	3A	R2	CAC
150 FAIRLANE DR	17021501150	2.069	3A	R2	CAC

680 POWDER SPRINGS ST, PORTION OF 17021400780

Property Owner: William C. Hagemann

Applicant:

City Council Hearing Date: 05/05/2020

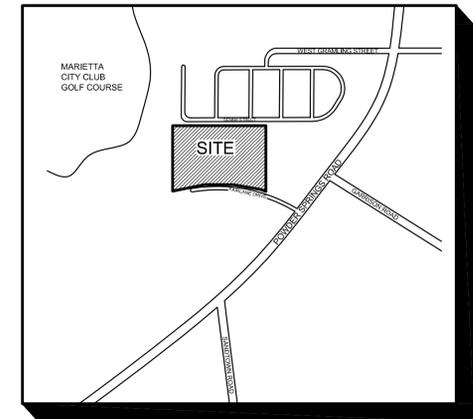
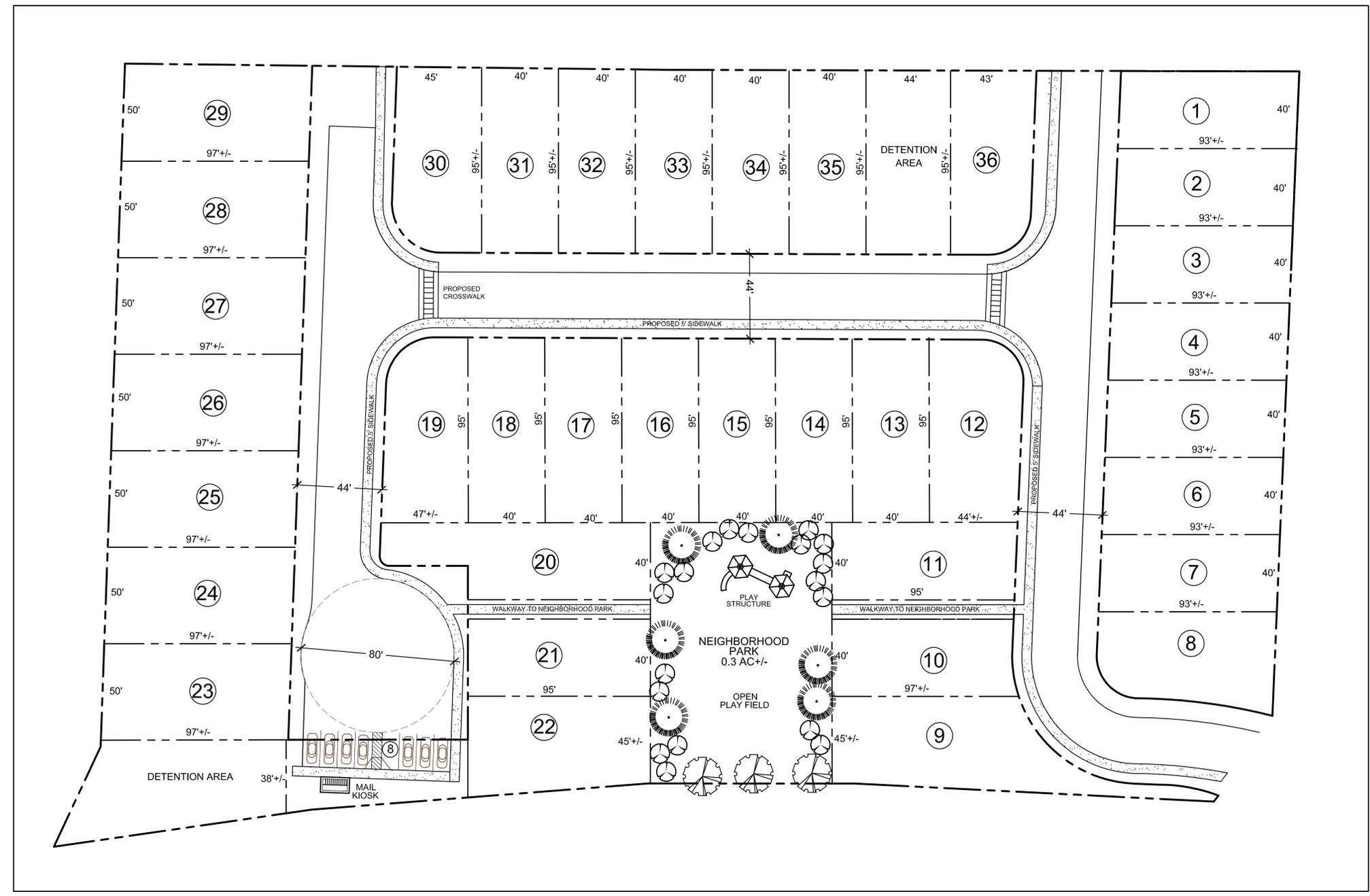
Planning Commission Hearing Date: 05/13/2020

BZA Hearing Date: Case Number: Z2020-14

Comments:

Legend

- Railroads
- City Limits
- Cobb County Pockets



VICINITY MAP
N.T.S

GENERAL SITE PLAN SUMMARY
 SITE AREA: 5.3 ACRES +/- (INLCUDES DEDICATED R/W)
 CURRENT ZONING: R-2, PROPOSED ZONING: PRD (SF)
 TOTAL NUMBER OF LOTS SHOWN: 36
 MINIMUM FLOOR SQ. FT.: 2,000 SF
 MAXIMUM HEIGHT: 30 FEET
 MINIMUM LOT SIZE: 3,500 SF
 SETBACKS: FRONT - 5'
 SIDE - 5'
 REAR - 25' (EXTERNAL LOTS)
 15' (INTERNAL LOTS)

ALL PROPOSED PUBLIC STREETS TO HAVE A 44 FOOT RIGHT OF WAY WITH 4 FOOT WIDE SIDEWALK ADJACENT TO THE BACK OF CURB ON ONE SIDE OF THE ROAD.

ALL DRIVEWAYS TO BE MINIMUM 20 FEET FROM BACK OF SIDEWALK OR 20 FEET BACK OF CURB WHERE THERE IS NO SIDEWALK.

PARKING PROVIDED: 4 SPACES PER DETACHED SINGLE FAMILY UNIT

2 SPACES PER GARAGE
 2 SPACES PER DRIVEWAY
 36 UNITS X 4 = 144 SPACES REQUIRED
 152 SPACES RPROVIDED
 (8 ADDITIONAL SPACES PROVIDED FOR MAIL KIOSK AND GUEST PARKING)

SITE INFORMATION

SITE ADDRESS: 84 FAIRLANE DRIVE
 88 FAIRLANE DRIVE
 100 FAIRLANE DRIVE
 150 FAIRLANE DRIVE
 MARIETTA, GEORGIA 30064
 PIN: 17021501180
 PIN: 17021501120
 PIN: 17021501140
 PIN: 17021501150

OWNER/DEVELOPER: WILLIAM C. HAGEMANN
 120 SOUTH PARK SQUARE
 MARIETTA, GEORGIA 30060
 770-655-0064

SITE AREA: 5.3 ACRES +/-

EXISTING ZONING: R-2
PROPOSED ZONING: PRD (SF)

TOTAL NO. OF LOTS: 36

Received
4/14/2020

REVISIONS	BY

Blum & Associates
 LANDSCAPE ARCHITECTS & LAND PLANNERS
 P.O. BOX 9442 MARIETTA GA 30061
 www.blumassociates.com
 PHONE: 770-419-0006

PRELIMINARY SITE PLAN
PROPOSED DEVELOPMENT
 CITY OF MARIETTA, GEORGIA
 LAND LOT 2.1.4 & 2.1.5, 17TH DISTRICT, COBB COUNTY, GEORGIA
 PREPARED FOR
WILLIAM C. HAGEMANN

DRAWN
CHECKED
DATE 04-13-2020
SCALE 1" = 30'
JOB No. 2020-105
SHEET